

Town of Los Altos Hills

TOWN STANDARDS FOR PUBLIC ROADS

Right of Way

The first step when converting a private road to a public road is to determine the existing right of way widths for the entire private road. The Town's records for each property are available to residents or to your design professional for review. Research at the Santa Clara County offices and title searches may also be necessary to determine the existing conditions.

Public roads serving a potential of 4 unsubdividable properties or less require a minimum right of way width of 50 feet. All other public roads require a minimum right of way width of 60 feet. Some streets with unique characteristics, such as steep slopes, split roads and creek crossings, may require additional right of way beyond the minimum required width. Cul-de-sac bulbs require a minimum radius of 50 feet.

The minimum radius for a horizontal centerline curve in the right of way alignment for a local winding hillside road is 100 feet. The minimum horizontal centerline curve in the right of way alignment for a winding hillside collector road is 400 feet.

At the intersection of 2 or more streets, the property lines shall be rounded with a curve having a radius of not less than 30 feet.

All private right of ways that have not been dedicated to the Town previously are required to be dedicated in order for a street to be made public. If the existing private right of way for the street is not the required dimensions for a public road, the dedication of additional right of way will be required. Residents need to submit legal descriptions and plats to the Town that have been prepared by a registered civil engineer or a licensed land surveyor showing the area to be dedicated. The Town will then prepare the necessary right of way dedication documents that will then have to be signed by the property owners and accepted by the City Council.

Road Design

Vertical curves are required wherever the grade for the street changes by more than 0.5%. The minimum length of a vertical curve in the road is 100 feet unless a longer curve is needed in order to provide for the increased traffic flow and vehicle speeds on collector streets. All grades and curves shall be designed to provide proper sight distance in relation to the design speed. All roads shall have at least five-tenths (0.5%) percent grade. Grades shall not exceed 12% on collector and arterial roads, 15% on all other roads. 20% may be permitted if no other method is practicable because of topographic conditions or other exceptional conditions, with the approval of the City Engineer and if consistent with good engineering practices. Grades in excess of 20% will not be permitted. Additional design guidelines are available in the Town Municipal Code Section 9-1.7 "Road Design Standards."

Pavement

The paved width of public roads are required to be a minimum of 20 feet. The more common width that has been found to be appropriate for the residential streets throughout the Town is 22 or 24 feet wide. Additional width may be required for split roads, turnouts or other special circumstances. A 32 foot radius is required for the paving of a cul-de-sac bulb. A hammerhead design may be allowed with the approval of the Town and the Santa Clara County Fire Department. If an existing paved private road is too narrow, it will be required to be widened, as directed by the City Engineer, prior to the Town's acceptance as a public road.

The section of paving that is required by the Town is typically 3 inches of asphalt concrete pavement over 8 inches of class two aggregate base. Existing asphalt paved roads may be treated with an overlay, digouts, or a surface treatment, as determined by the City Engineer.

Drainage

The drainage along a road is also required to function properly before the Town will accept the road as public. The residents along a street are required to construct all necessary improvements so that the drainage flows adequately along the street and into an acceptable drainage facility. The storm drain design and supporting hydraulic calculations are required to be prepared by a registered civil engineer.

Pathways

In some cases, streets are shown on the Town's Pathway Master Plan as future locations for pathways. Residents along these streets are required to install pathways in the designated locations prior to the Town's acceptance of the private road as public.

Bridges

Some of the streets in the Town have bridges for crossing over creeks. The bridges are considered to be part of the road. For this reason, when a road is public, the Town must also maintain the bridge. Bridges are required to be constructed to carry a 50,000 pound fire truck so that they are accessible to the Santa Clara County Fire Department's equipment. All bridges must also be designed to meet the requirements of the State Vehicle Code. Any existing bridges that are a part of a private road are required to be retrofitted, as necessary, to be structurally acceptable and to meet these requirements.

Construction

After the Town has approved the plan for the required street improvements, construction of the improvements must then take place. It is at the discretion of the property owner(s) involved to decide how the design and construction will be funded. An encroachment permit is required from the Town for work in the Town's adjacent public road. During construction, inspections will be performed by the Town in addition to inspections which may be required by the project design professionals. After the construction has been satisfactorily completed, the Town will accept the improvements which completes the process of converting the private road to a public road.

Town of Los Altos Hills

PRIVATE STREET - WHAT DOES THIS MEAN ?

In the October 1995 Town Newsletter, an article appeared that listed the streets the Town currently classifies as private. If your street was one of the streets listed and you are interested in the Town accepting it as a public street, certain steps must be followed and are outlined below:

- **Talk to your neighbors**

It is important that all of the residents on a street talk to each other to determine if the majority of the affected residents want the street to remain private or want to have the Town accept it as a public street. If it is desired that the street be accepted by the Town as a public street, the street will be required to meet the Town's standards.

- **Retaining private road status**

If your neighborhood decides to keep the road private, an agreement among neighbors should be made to decide how the road will be maintained. Ideas to consider include how repair work will be paid for and divided among neighbors, and how it will be determined when repairs are necessary. New houses, major construction and annual meetings should also be discussed. The Town does not need to be informed of these meetings since the Town's Engineering Department does not need to be present.

- **Changing a private road to a public road**

If your neighborhood decides it would like its street to be public, certain requirements must first be met. If it is determined that work is necessary to upgrade the road to the Town's standards, a plan prepared by a registered civil engineer is required which shows the existing conditions of the road and right of way and all necessary proposed upgrades. The Town has prepared an additional guidance document which can be given to your hired professional which defines the Town's standards. Ask the receptionist at Town Hall for the *Town Standards for Public Roads* handout. The costs for any necessary improvements and fees are to be paid by the residents who own the private road in a manner that is determined by the residents involved.

- **Acceptance as a public road**

If your private street currently meets the Town's standards for public roads, or if all of the necessary work has been done to upgrade the road to the Town's standards, and the City Engineer has approved the road, the Town will then accept the private road as a public road. Following the acceptance, the road then becomes a part of the Town's system of public roadways and will consequently be maintained by the Town.

If you have any questions concerning this handout, or are ready to set up a meeting with the Town after meeting with your neighbors, please contact Jim Rasp, the Public Works Manager, or Sheryl Proft, the Assistant Engineer, at Town Hall at 941-7222.

Revised by: John Chau
Date: 01/30/2001

TOWN OF LOS ALTOS HILLS

<u>Street</u>	<u>Ownership</u>	<u>Reference</u>
A		
Adobe Creek Lodge Road	Public	Reso. 13-90, Tr# 8207
Adobe Lane	Private	Tr# 1684 & Tr# 4401
Adonna Court	Public	Tr# 2024
Albertson Drive	Private	Tr# 3247
Albertsworth Lane	Private	Tr# 1618
Alejandro Drive	Public	Tr# 1925
Alexander Place	Public	Tr# 6112
Alexis Drive	Public	Reso. 845, Tr# 5098
Alicante Place	Public	Tr# 6097
Almaden Court	Private	Tr# 4116 & Tr# 4392
Alta Lane North	Private	Reso. 69-90, Tr# 49
Alta Lane South	Private	Tr# 49
Alta Tierra Road	Public	Reso. 181, Tr# 49
Altadena Drive	Public	Reso. 1034, 1977
Altamont Lane	Public	Reso. 124-89, P.M. 625 M 4-6
Altamont Court	Private	Reso. 51-89
Altamont Road	Public	Reso. 974, 1976 & Reso. 1604, 1983
Alto Verde Lane	Public	Tr# 1926
Amherst Court	Public	Reso. 59-87
Amigos Court	Private	P.M. 434 M 10, 11

Anacapa Drive	Public	Tr# 1848
Appaloosa Way	Private	Tr# 4657
Arastradero Road	Public	
Aric Lane	Public	Tr# 2906
Arroyo Way	Private	P.M. 238 M 54
Ascension Drive	Public	Reso. 56, 1957
Atherton Court	Private	Tr# 5624
Avila Court	Private	Reso. 67-85, Tr# 6991

B

Baker Lane	Private	P.M. 288 M 44
Baleri Ranch Road	Public	Tr# 6891
Barley Hill Road	Public	Tr# 6069
Barton Court	Public	Tr# 5470
Bassett Lane	Private	Tr# 4169
Beatrice Lane	Private	Tr# 3331
Beaver Lane	Public	Tr# 2093
Becky	Private	Tr# 2848
Bella Ladera Drive	Private	Reso. 1175, 1978 & Reso. 1300, 1980
Bentley Court	Public	Tr# 6963
Berry Hill Court	Public	Tr# 7807
Berry Hill Lane	Public	Reso. 117-86
Birch Hill Way	Private	Tr# 3491
Black Mountain Road	Pub/Priv	Public from Altamont to Natoma Private to end
Blandor Way	Public	Tr# 3077
Brendel Drive	Private	Tr# 3505
Briones Court	Private	Tr# 4019
Briones Way	Public	Reso. 26-96

Buena vista Drive	Private	P.M. 502 M 43
Burke Lane	Private	Tr# 3239, ROS 608/23
Burke Road	Pub/Priv	Reso. 76-87 & Reso. 102-87 Public to Sunset then private
Byrd Lane	Public	Reso. 1604, 1983, Tr# 2511
Byrne Park Lane	Pub/Priv	Tr# 4657 & Tr# 5068 unit # 3

C

Calle Del Sol	Private	P.M. 306 M 15
Camino Hermoso	Public	Reso. 27-96
Camino Medio	Public	Tr# 1926
Campo Vista Lane	Private	P.M. 383 M 28
Canario Way	Public	Tr# 2895 & Tr# 1947
Cantata Way	Private	ROS 143 M 56
Carado Court	Private	Tr# 4227
Carillo Lane	Public	Tr# 1925
Carrington Circle	Private	Reso. 121-85
Casa Mia Way	Private	Tr# 4114
Catharine court	Public	Tr# 6112
Central Drive	Private	P.M. 502 M 43
Chaparral Way	Private	Reso. 1237, 1979 Tr# 6355 & Tr# 5266 per Jeff
Chapin Road	Public	
Christophers Lane	Private	Tr# 3609
Ciceroni Lane*	Private	ROS 77 M 39 & ROS 9 M 12
Clausen Court	Public	Tr# 8217
Colina Drive	Public	Reso. 6-99
Concepcion Road	Public	Reso. 1336, 1981
Conejo Court	Public	Tr# 1848
Corbetta Lane	Public	Reso. 72-87 & Reso. 90-87
Corte Madera Lane	Public	Tr# 1926

Cortez Lane	Private	Tr# 4185
Country Way	Pub/priv	Tr# 6400, Public from Page Mill to bulb then private
Cowden Place	Private	
Crescent Lane	Private	Tr# 997
Cumbre Vista Court	Private	Tr# 2842

D

Darling way	Private	Tr# 6963
Dawn Lane	Public	Tr# 1787
Dawnridge Drive	Pub/priv	Reso. 977 & 978, 1976, Tr# 1288
Dawson Drive	Public	Tr# 6462
Debell Drive	Public	Reso. 154, 1961
Deer Springs Way	Private	Tr# 4875 & Tr# 4657
Deerfield Drive	Public	Reso. 181
Delson Court	Private	Tr# 5874
Dezahara Way	Public	Reso. 9-99
Dianne Drive	Public	Tr# 1707
Donelson Place	Public	Tr# 6112
Dori Lane	Pub/Priv	Public off Robleda, private to bulb
Duval Way	Public	P.M. 418 M 53

E

Edgecliff Place	Private	Tr# 3117
Edgerton Road	Pub/priv	Tr# 5762
Edith Road	Public	Reso. 181
El Caminito Road	Private	Tr# 13
El Monte Road	Public	Reso. 181
Elena Road	Public	Reso. 181
Elise Court	Private	Tr# 3330

Elmberg Ridge	Private	P.M. 681 M 50, 51
Elsie Way	Private	Tr# 7614
Emerald Hill Lane	Public	Reso. 126-89
Encinal Court	Private	Tr# 13
Esperanza Drive	Public	Tr# 2056
Estacada Drive	Public	Reso. 154, 1961
Estacada Way	Public	Reso. 154, 1961
Estralita Place	Private	Tr# 2842
Eucalyptus Lane	Private	Tr# 3668

F

Fawn Creek Court	Public	Tr# 7762
Fernhill Drive*	Pub/priv	Reso. 27-96
Finn Lane	Public	Reso. 34-90, Tr# 8310
Foothill Lane	Public	Tr# 2582
Frampton Court	Public	P.M. 605 M 6
Francemont Avenue	Public	Reso. 89-89, P.M. 606 M 14, 15
Fremont Pines Lane	Public	Tr# 2374
Fremont Road	Public	

G

Gerth Lane	Private	P.M. 405 M 35
Gigli Court	Public	Tr# 6763
Ginny Lane	Private	Tr# 3328
Golden Hills Court	Public	Tr# 6527
Green Hills Court	Public	Tr# 5993

H

Harvard Court	Public	Reso. 1589, 1983 & Reso. 59-87
---------------	--------	--------------------------------

Hidden Springs Court	Public	Reso. 65-96, Tr# 8721
Hill Way	Private	
Hilltop Drive	Public	Reso. 5-87
Hillview Road	Public	P.M. 564 M 31
Hooper Lane	Private	Tr# 3062
Horseshoe Court	Public	Tr# 6352
Horseshoe Lane	Public	Tr# 2093

J

Jabil Lane	Private	Tr# 3062
Jarvis Way	Private	P.M. 327 M 22
Jessica Lane	Public	Tr# 6314
Josefa Lane	Private	
Julietta Lane	Pub/priv	Tr# 4897 & Tr# 5266 End is public per Reso. 852

K

Kingsley Avenue	Public	Reso. 1034, 1977
Kriste Lane	Private	ROS 78 M 52

L

La Barranca Road	Public	Reso. 255, Tr# 2842
La Cresta Court	Public	Tr# 1947
La Cresta Drive	Public	Tr# 1947 & Tr# 2062
La Lanne Court	Public	Tr# 1632
La Loma Court	Private	Tr# 1257
La Loma Drive	Private	Tr# 1257
La Paloma Road	Public	Reso. 1336, 1981
La Rena Lane	Public	Reso. 37-86, Tr# 1707 (maintenance)
La Vida Real	Public	Reso. 980, 1976

Laurel Lane	Private	Tr# 2986
Leander Drive	Public	Tr# 2904
Lennox Way	Private	Abandoned 10/14/41 (As in County Assessor's Book)
Liddicoat Circle	Public	Reso. 59-87
Liddicoat Drive	Public	Reso. 59-87
Linda Lane	Public	Reso. 1326, 1981 (now Old Page Mill Ln.)
Lomita Linda Court	Private	Tr# 2224
Lone Oak Lane	Private	Tr# 3425
Lowell Avenue	Abandoned	
Lucero Lane	Private	Tr# 4855
Lupine Road	Public	Reso. 85-87 (maintenance)

M

Magdalena Avenue	Public	Reso. 181
Mandoli Drive	Public	Tr# 2107
Manuella Road	Public	Tr# 31-89
Matadero Creek Court	Public	Reso. 1493, 1982
Matadero Creek Lane	Public	Reso. 1493, 1982
Maurer Lane	Private	Reso. 950, 1976, P.M. 370 M 32
Melody Lane	Public	Reso. 1604, 1983 (maintenance) Tr# 1836
Menalto Drive	Private	Tr# 3477
Middle Fork Lane	Public	Tr# 8043
Minorca Court	Private	Tr# 2842
Mir Mirou Drive	Private	Tr# 6604
Miraloma Way	Private	P.M. 434 M 10, 11
Miranda Court	Public	Reso. 154, 1961
Miranda Road	Public	Reso. 181, Tr# 1632
Miranda Way	Public	Reso. 154, 1961

Moody Court	Private	Reso. 832, 1974
Moody Road	Public	Reso. 1604, 1983 (maintenance)
Moody Springs Court	Private	Reso. 981 & 982, Tr# 5597
Moon Lane	Private	(Shown in Map Book 1994-1995)
Mulberry Lane	Private	Tr# 3668
Murietta Lane	Public	Tr# 6209

N

Natoma Road	Public	Reso. 1604, 1983 (maintenance)
Newbridge Drive	Public	Tr# 2797 & Tr# 2980
Nicole Lane	Private	Reso. 1060, 1977, Tr# 5926
Nina Place	Public	Tr# 2062
Normandy Lane	Pub/priv	Tr# 2392 & Tr# 3147
North Fork Lane	Private	Public to first bulb the private Reso. 181

O

O'Keefe Lane	Public	Tr# 8044
Oak Knoll Circle	Public	Tr# 8331
Oak Park Court	Public	Tr# 8331
Ohlone Lane	Public	Reso. 43-96, P.M. 679 M 19, 20
Old Altos Road	Public	Reso. 181, Tr# 1105
Old Page Mill Lane	Public	Reso. 1326, 1981
Old Snakey Road	Private	Tr# 4994
Old Trace Lane	Private	Reso. 1073, 1977 & Reso. 8-84 & Reso. 21-84
Olive Tree Court	Private	Tr# 3672 & Tr# 2958
Olive Tree Lane	Private	Tr# 3672 & Tr# 2958
Oneonta Drive	Private	Tr# 547
Orchard Hill Lane	Private	Tr# 3280
Ortega Drive	Public	Tr# 1947

P

Padre Court	Public	Tr# 6289, P.M. 410 M 48, 49
Page Mill Road	Public	Reso. 1216
Palo Hills Drive	Public	Tr# 2554
Paseo del Roble	Public	Reso. 845, Tr# 5098
Paseo del Roble Court	Public	Reso. 845
Peck Lane	Private	Tr# 2309
Princess Eleena Court	Private	Tr# 3380
Priscilla Lane	Public	Tr# 1724
Prospect Avenue	Public	P.M. 384 M 30
Purissima Road	Public	Reso. 181, Tr# 1947

Q

Quail Lane	Private	Tr# 3280
-------------------	----------------	-----------------

R

Radcliffe Lane	Private	Tr# 3306
Rancho Manuella Lane	Public	Tr# 5914
Ravensbury Avenue	Pub/Priv	Tr# 2224
Rebecca Lane	Public	Tr# 6314
Red Rock Road	Private	P.M. 349 M 21
Rhoda Drive	Private	Tr# 3529
Rhus Ridge Road	Private	Tr# 4169
Ridgewood Lane	Private	Reso. 181
Roble Alto	Public	Reso. 845, Tr# 5098
Roble Alto Court	Public	Reso. 845, Tr# 5098
Roble Blanco	Public	Reso. 845, TR# 5998
Roble Ladera Road	Public	Tr# 1947 (Formerly Ortega Dr.)
Roble Veneno Lane	Public	Tr# 1926

Robleda Court	Private	Tr# 3091
Robleda Road	Public	Reso. 10-93

S

Saddle Court	Public	Tr# 6297
Sadle Mountain Drive	Pub/priv	Reso. 1592, 1983, Tr# 6297 Public to Saddle court
Saltamontes Way	Public	Reso. 154, 1961
Samuel Lane	Public	Reso. 37-96, P.M. 679 M 46, 47
Scarff Way	Public	Reso. 1210, P.M. 376 M 29, 30
Seven Acres Lane	Public	Tr# 1813
Shady Oaks Court	Private	Reso. 1037, 1077 , Tr# 6070
Sherlock Court	Private	P.M. 577 M 27, 28
Sherlock Road	Private	Reso. 135
Sholes Court	Public	Tr# 6112
Silent Hills Lane	Private	Reso. 125-89
Simon Lane	Private	Reso. 1366, 1981 , Tr# 2263
Snell Court	Private	Tr# 6324
Snell Lane	Public	T# 2947
South Fork Lane	Pub/priv	Tr# 8043
Springhill Drive	Public	Tr# 2812
St. Francis Road	Public	Reso. 181, Tr# 1848
Stanford Court	Public	Reso. 59-87, Tr# 3306
Stirrup Way	Public	Tr# 6297
Stonebrook Court	Public	P.M. 368 M 49
Stonebrook Drive	Public	Reso. 181, Tr# 547
Story Hill Lane	Public	Tr# 6518
Summerhill Avenue	Public	1000' starting from El Monte Rd. (South bound lane only)
Summit Wood Court	Private	Reso. 132-89

Summit Wood Road	Public	Reso. 102-98
Sundown Canyon Way	Private	Tr# 3425
Sunrise Farm Road	Private	Tr# 4180
Sunset Drive East	Public	per Jim Rasp
Sunset Drive West	Private	Reso. 76-87 & Reso. 102-87

T

Taafe Lane	Private	Tr# 3376
Taaffe Road	Public	Tr# 1583
Tanglewood Lane	Private	Tr# 6355
Templeton Place	Private	Tr# 3487
Tepa Way	Public	Reso. 102-98
Thendara Lane	Private	(Shown in Map Book 1994-1995)
Three Forks Lane	Public	Tr# 8043
Tiara Lane	Private	Tr# 5926
Todd Lane	Private	Tr# 3698
Torello Lane	Public	Tr# 6035
Toyonita Road	Private	Reso. 1030, 1977, Tr# 13
Tracy Court	Public	P.M. 425 M 3, 4
Tripoli Court	Private	Tr# 4158

U

Ursula Lane	Public	Reso. 106-96, Tr# 5469
--------------------	---------------	-------------------------------

V

Via Arline	Private	Tr# 7614
Via Cerro Gordo	Public	Tr# 3659
Via Corita Way	Public	Tr# 6329
Via Feliz	Public	Tr# 6325
Via Ventana Way	Public	Reso. 88-88, Tr# 3659

Vinedo Lane	Private	P.M. 409 M 13
Viscaino Court	Public	Reso. 172-86 (maintenance) Tr# 1947
Viscaino Place	Public	Tr# 1947
Viscaino Road	Public	Reso. 181, Tr# 1926 & Tr# 1947
Vista del Valle Court	Public	Tr# 1583
Vista Serena	Public	Tr# 6568
Vogue Court	Private	Tr# 3445
Voorhees Drive	Pub/priv	Tr# 8217

W

Weston Road	Public	Tr# 2206
Westridge Court	Private	Tr# 4020
Westwind Way	Public	Reso. 1336, 1981
Wild Flower Lane	Private	Tr# 6208
Wild Plum Lane	Public	Reso. 1327, 1981 (formerly Koch Ln.)
Wildcrest Drive	Private	Tr# 6208
Willow Pond Lane	Private	Tr# 1684
Windsor Court	Public	Reso. 129, Tr# 2393
Winton Way	Private	Tr# 3246
Wright Way	Private	Reso. 1358, 1981, P.M. 486 M 37, 38

Y

Yale Court	Public	Reso. 59-87
------------	--------	-------------

Z

Zappettini Court	Private	Reso. 82-89 & Tr# 7975 P.M. 440 M 2
------------------	---------	--